

TOBYHANNA TOWNSHIP BOARD OF SUPERVISORS
REGULAR BUSINESS MEETING
MAY 19, 2025

The May 2025 Regular Business Meeting of the Tobyhanna Township Board of Supervisors was held on May 19, 2025, at the Tobyhanna Township Government Center Building located at 105 Government Center Way, Pocono Pines, PA 18350.

Present are Supervisors John Kerrick, Joseph Colyer and Edward Tutrone. Also present are Manager Robert Bartal, Assistant Manager Crystal Butler, Solicitor, Harry Coleman, Esquire and Assistant Solicitor, Owen Coleman, Esquire. Supervisor Ted Wolski attended virtually. Supervisor Rachel Schickling was not present.

1. John Kerrick calls the meeting to order at 9:30AM; a quorum is present.
2. The Pledge of Allegiance is recited.
3. Announcements:
 - a. John Kerrick announced there was an executive session held on April 21, 2025, from 7:35PM to 7:45PM for legal/personnel matters.
 - b. John Kerrick announces that Election Day is May 20, 2025, and the Township Building is a polling place. Mr. Kerrick states that the Township staff are working remotely.
 - c. Crystal Butler reads the Proclamation for 4th Grade Elementary Students from Tobyhanna Elementary Center. Ed Tutrone makes a motion to accept the proclamation for the 4th grade students, Joseph Colyer seconds. Vote: all in favor; motion carries.
4. Consider Minutes: March 17, 2025, Regular Business Meeting; April 10, 2025, Special Meeting and April 21, 2025, Regular Business Meeting: Joseph Colyer makes a motion to consider the minutes of March 17, 2025; April 10, 2025; and April 21, 2025, Ted Wolski seconds. Mr. Wolski states that there is a correction to the Special Meeting, he voted in favor of bringing 41 back in service. Vote: all in favor; motion carries
5. Solicitors' Report: Harry Coleman states that he does not have anything to report this morning. Mr. Coleman states that there is a detailed written status report that should be going out this week.
6. Manager's Report:
 - a. Penn Strategies Report: Robert Bartal discusses the report.
 - b. Zoning and Septic Reports: Robert Bartal reviews the April 2024 and April 2025 zoning and septic reports.
6. Committee Reports:
 - a. PMRPC: Joseph Colyer states that they are currently over 237 hours, which is not bad compared to in the past. Mr. Colyer states that all cars except for the K-9 car have been unfitted and are ready for service.

- b. PMREMS: Joseph Colyer states that he did not attend the meeting and he will update on this next month.
- c. TTBF: Their report is in the packets.
- d. PSVFC: Their report is in the packets.
- e. TTVFC: Edward Tutrone states that so far everything seems to be going fine and there has been quite a bit of turnout.
- f. Thornhurst VFC: No one was present.
- g. NID: Crystal Butler states that they will be having their second meeting on June 9, 2025, in which they will be given updated information on the recent Kalahari reassessment and how that will affect the TIF.
- h. PM COG: Crystal Butler states there are no recent updates.
- i. MCATO: Crystal Butler states that they should be having an upcoming meeting in which they will be setting up meetings for the subcommittees on Resolutions and Board committees. Edward Tutrone asks about attendance at meetings.
- j. Library: John Ryan presents their monthly report.
- k. DPW/Vehicle Report: James Rafferty gives his report. Mr. Rafferty states that the Locust Ridge Park project is tentatively scheduled to start on July 14th. Mr. Rafferty states that the Stoney Hollow project is looking to begin the week of June 23rd after the race. Mr. Tutrone asks about height restriction signs and to make sure that they are up. Mr. Rafferty states that he reached Wayco and they do not have a date due to the weather, and they will let us know when they are going to start. A discussion was held.
- l. STR: Crystal Butler states that as of May 16th, we have 790 active STR permits. Mr. Tutrone asks if it went down. Ms. Butler states that it did and that the STR Assistant has started reviews of the title transfers. A discussion was held.
- m. Warehouse: Crystal Butler states that they had a warehouse committee meeting last week and reviewed the comments that were made the last time they brought the draft to the Board of Supervisors. Ms. Butler stated that they also discussed data centers and their use.

7. Action Items:

- a. Consider Appointment of Zoning Hearing Board Member: Joseph Colyer asks if we are going to do interviews like we did in the past. Robert Bartal states that Denis Hatch is a long-time member of the Zoning Hearing Board and has submitted his letter of interest to remain. Mr. Hatch is the chairman of Zoning Hearing Board. Mr. Bartal states that there are no other letters of interest. Edward Tutrone makes a motion to reappoint Denis Hatch to the Zoning Hearing Board, Joseph Colyer seconds. Vote: all in favor; motion carries.
- b. Consider Exchange Traded Funds and Conrad Siegel Quarterly Investment Performance Summary – 1st Quarter, 2025: Robert Bartal discusses the Quarterly Investment Performance Summary and suggests that they complete the forms and allow us to move

forward. Joseph Colyer makes the motion, Edward Tutrone seconds. Vote: all in favor; motion carries.

- c. Consider EDA Request for loan of \$25,000.00 from Township: Joseph Colyer states that there was talk about the Township taking over this property. A discussion was held. Joseph Colyer makes a motion to approve loan for \$25,000.00, Edward Tutrone seconds. Vote: John Kerrick – yes; Joseph Colyer – yes; Edward Tutrone – yes; Ted Wolski – no; motion carries.
 - d. Consider Request for Pocono Summit Volunteer Fire Company in the amount of \$224.95 for battery for 2008 Ford Expedition XLT. Joseph Colyer makes a motion to pay \$224.95, Edward Tutrone seconds. Vote: all in favor; motion carries.
 - e. Consider Reimbursement of Pocono Summit Volunteer Fire Company for paid bills: Crystal Butler discusses bills Pocono Summit Volunteer Fire Company is seeking reimbursement. Edward Tutrone makes a motion that these bills get paid and Pocono Summit get reimbursed for Fleet Pride, Hunter Truck and Ivan Tulala, Joseph Colyer seconds. Vote: all in favor; motion carries.
 - f. Consider Estimate from Keiper Plumbing & Heating Co. to relocate the water conditioning system in the amount of \$3,067.46: Joseph Colyer discusses. Joseph Colyer makes a motion to have Keiper relocate the water conditioning system, Edward Tutrone seconds. Vote: all in favor; motion carries.
 - g. Consider NIDA Resignation of Steve Pine and Appoint Don Pleau Condition on NIDA Appointment: Crystal Butler discusses. Joseph Colyer makes a motion to accept the resignation of Steve Pine and appoint Don Pleau, Ted Wolski seconds. Vote: all in favor; motion carries.
8. Discussion Items:
- a. Discuss Parks Committee Appointments: Crystal Butler states that there were two letters of interest sent to the Township Secretary. Edward Tutrone states that this was his idea to try and resurrect the parks committee as he had people asking him. Unfortunately, only two people, Kelly Hixon and Frank Girgenti, sent letters of interest. Mr. Tutrone states that he is willing to move forward and as a supervisor be on this committee. As discussion was held. Edward Tutrone makes a motion to appoint Kelly Hixon and Frank Girgenti to the Parks Committee, Joseph Colyer seconds. Vote: all in favor, motion carries.
 - b. Discuss Petition of Pocono Manor Investors, LP Requesting Amendment of Tobyhanna: Ralph Matergia, counsel for Pocono Manor Investors, LP and James Cahill, managing partner of Pocono Manor Investors, LP are here to present.

Ralph Matergia states that there is Petition before the Board asking for an amendment of the Tobyhanna Township Zoning Ordinance. Mr. Matergia states that this amendment is requesting an overlay of a portion of property as well as a map to create a district that would allow as an overlay data center use. Mr. Matergia states that this would effectively accommodate land owned by Pocono Manor as an overlay or optional zone data center for promoting AI use in the Township. Mr. Matergia states that the amendment would need to be acted on by the Board and it would be the Board's prerogative to have this

amendment be set for a public hearing at the Board's regular meeting of July 21, 2025, at 6:00PM.

James Cahill states that the proposed use for data centers and the property itself. Mr. Cahill states that data centers are building with large computer banks that can be stacked so you can a lot of square footage within one footprint. Mr. Cahill states that data centers need access to a lot of electricity, water for cooling and internet redundancy. He states that this site is the redevelopment of an old gravel pit that has been there for a very long time. Mr. Cahill states that this has access to electricity and a substation can be built. He states that Pocono Manor has an abundance of water as they have a 400 gallon well and an abundance well. The site also has a redundancy to fiber optics. Mr. Cahill states that they buildings are tucked away and that data centers may have 20 employees onsite and the rest of the employees work remotely, and this would require minimal parking. He also states that this will not overtax the existing roads. Mr. Cahill states that he hopes to Board will look favorably on the petition as he feels this would be a great location and a large tax relatable to the Township with minimal impact on its residents and community services. Ed Tutrone asks about the 100-foot building height and if that is the norm for a data center. A discussion was held.

Ed Tutrone makes a motion to send this to the Planning Commission, Joseph Colyer seconds. Vote: all in favor; motion carries.

Ted Wolski asks if there will be an environmental impact study done prior to any approval. Mr. Matergia states that in the ordinance there is a section that requires a pre-submission conference to determine the impact statements which would come at land development. A discussion was held.

Harry Coleman discusses this process with the 4th grade students.

c. Discuss Commercial District. This matter is tabled.

9. Treasurer's Report: April's Treasurer's Report: Edward Tutrone makes a motion to approve the April's Treasurer's Report, Joseph Colyer seconds. Vote: all in favor, motion carries.
10. Consider May 19, 2025, Bill Pack: \$491,260.77: Joseph Colyer makes a motion to approve May 19, 2025, Bill Pack in the amount of \$491,260.77, Edward Tutrone seconds. Vote: all in favor, motion carries.
11. Board of Supervisors Report/Comment:

John Kerrick states that he has asked Edward Tutrone to sit in on the I-380 committee which currently meets every Thursday as his time is limited. A discussion was held.

12. Public Comment:

Frank Girgenti, Long Pond, thanks the Board for all their help with the property on Sullivan Trail. Mr. Girgenti states that he is excited to join the Parks Committee.

Joe Buono, 266 Aspen Road, discusses water run-off and states that most of the stone has washed out of the right-of-way. A discussion was held.

Andrew Kofske, Pocono Lake, discusses Beechtree Leaf Disease with the Township. A discussion was held.

The Board of Supervisors and Township staff introduce themselves to the 4th grade students from Tobyhanna Elementary Center.

13. Adjournment: Meeting adjourned at 10:56AM

Minutes recorded by Bethanne Eisler


Bethanne Eisler, Township Secretary